

LEGAL DESCRIPTION

That portion of the Northwest quarter and Tract A-33, Plat of "The Woodlands Sector 1", as recorded in Volume 46 of Plats, pages 37 through 42 inclusive, all in Section 23, Township 31 North, Range 5 East, W.M., Snohomish County, Washington, being more particularly describes as follows:

Beginning at the Northeast corner of said Tract A-33; thence South 00°18'26" West along the East line 88.52 feet; thence South 89°10'13" West 64.88 feet; thence South 81°26'41" West 96.24 feet; thence South 54°51'25" West 145.00 feet; thence South 01°21'21" West 105.00 feet to the North line of Tract A-29 of said plat; thence along the North line of said Tract A-29, South 88°48'13" East 67.62 feet to the NE corner of said Tract A-29; thence along the East line of said Tract A-29, South 08°37'54" East 131.25 feet; thence South 27°15'00" East 415.00 feet; thence South 00°18'26" West 54.28 feet to a point of non-radial intersection with a curve, concave to the Northwest, the center which bears North 37°38'55" West, 270.00 feet distant; thence in a Southwesterly direction, along the arc of said curve, passing through a central angle of 04°48'33" a distance of 22.66 feet; thence South 57°11'38" West 25.98 feet to the beginning of a curve, concave to the North, the center which bears North 32°48'22" West, 25.00 feet distant; thence in a Northwesterly direction, along the arc of said curve, passing through a central angle of 90°00'00" a distance of 39.27 feet to a point on the Easterly margin of Woodbine Drive and a point of cusp; thence along said margin, South 32°48'22" East 127.20 feet to the beginning of a curve, concave to the West, the center which bears South 57°11'38" West, 405.00 feet distant; thence in a Southeasterly direction, along the arc of said curve, passing through a central angle of 33°07'51" a distance of 234.19 feet; thence South 00°19'29" West 721.57 feet; thence leaving said margin South 89°41'04" East 105.93 feet; thence North 01°15'39" West 146.75 feet to a point of non-radial intersection with a curve, concave to the North, the center of which bears North 00°18'56" West, 300.00 feet distant; thence in an Easterly direction, along the arc of said curve, passing through a central angle of 01°56'47" a distance of 10.19 feet; thence North 00°19'29" East 444.87 feet; thence North 09°27'02" West 71.03 feet; thence North 00°01'56" West 79.94 feet; thence South 89°42'08" East 52.00 feet; thence North 01°07'46" West 318.64 feet; thence North 27°59'25" East 86.53 feet; thence North 10°47'02" East 86.11 feet; thence North 07°00'59" East 221.11 feet; thence North 07°17'21" West 86.90 feet; thence North 78°44'21" West 78.00 feet to a point of radial intersection with a curve, concave to the Southeast, having a radius of 270.00 feet; thence in a Northeasterly direction along and along the arc of said curve, passing through a central angle of 81°58'56" a distance of 386.33 feet; thence South 03°14'34" West 96.69 feet; thence North 88°38'10" East 213.07 feet to a point of non-radial intersection with a curve, concave to the South, the center which bears South 68°23'40" East, 25.00 feet distant; thence in a Northeasterly direction, along the arc of said curve, passing through a central angle of 113°28'14" a distance of 49.51 feet; thence North 00°20'36" East 40.34 feet; thence North 39°38'47" East 277.79 feet to the North line of said Northwest quarter; thence North 88°47'52" West 901.67 feet along said North line to a point which bears North 00°18'26" East 31.81 feet from the Point of Beginning; thence South 00°18'26" West 31.81 feet to the Point of Beginning.

RESTRICTIONS

No lot or portion of a lot in this plat shall be redivided and sold except in conformance with RCW Chapter 58.17, and all applicable zoning and ordinances of the City of Arlington.

This plat is subject to the Gleneagle Declaration of Restrictive Covenants, recorded under Auditor's File No. 8503250154.

Following original reasonable grading of roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from its natural course so as to discharge upon any public road rights-of-way to hamper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the plat, or prior to connecting the drainage system required as part of any construction of said lot to the existing drainage system, must make application to and receive approval from the City of Arlington, for any alteration or connection to the existing drainage system. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

Purchasers of lots within this plat are hereby notified that a school mitigation fee of \$941.00 per lot is payable to Arlington School District No. 16. No building permit will be issued until a letter from the school district acknowledging that payment has been received in full has been received by the building official.

EASEMENT PROVISIONS

An easement is hereby reserved for and dedicated to the City of Arlington, Public Utility District No. 1 of Snohomish County, General Telephone Company of the Northwest, Inc., and the franchised television cable company, and to their respective successors and assigns, each on a non-exclusive basis, under and upon the exterior ten (10) feet of all lots, parallel with the adjoining street frontage, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electricity, telephone, cable t.v., water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

An easement is hereby reserved for The Gleneagle Homeowners Association and the City of Arlington along each component of the storm drainage system and to a width of five feet either side of the centerline of each component of the storm drainage system for the purpose of maintenance, repair or improvement of the storm drainage system. An easement is hereby reserved for the City of Arlington along each sanitary sewer line not located with a dedicated road right-of-way and to a width of five feet either side of such sanitary sewer line, for the purpose of installing, constructing, renewing, operating, repairing and maintaining said sanitary sewer line.

DEDICATION AND CERTIFICATE

Know all men by these presents that WOODLAND RIDGE, A JOINT VENTURE, the undersigned owner, in fee simple of the land hereby platted, hereby declare this plat and certify that the subdivision is made with their free consent and in accordance with their desires. The undersigned dedicate to the City of Arlington for the use of the public forever all streets shown on the plat, all sanitary sewer lines and easements constructed or shown on the plat or off the plat, and all water lines and easements constructed or shown on the plat, for any and all public purposes not inconsistent with their use as streets, a sanitary sewer system and a water system, respectively, and also the right to drain all streets over any lot or lots where water might take a natural course after the street or streets are graded. The undersigned waive all claims for damages against any governmental authority which may be occasioned by the adjacent land by the established construction, drainage and maintenance of said roads. Tract "B" is hereby dedicated to the Gleneagle Homeowners Association.

In witness whereof, we set our hands and seals this 31st day of December, 1991.

WOODLAND RIDGE, A JOINT VENTURE

By: Kajima Development Corporation, Joint Venturer

By: [Signature] its

By: Arlington Country Club, Inc. Joint Venturer

By: [Signature] its

APPROVALS

Examined and approved this 10th day of January, 1992, as being in compliance with all terms of the preliminary approval of the proposed subdivision.

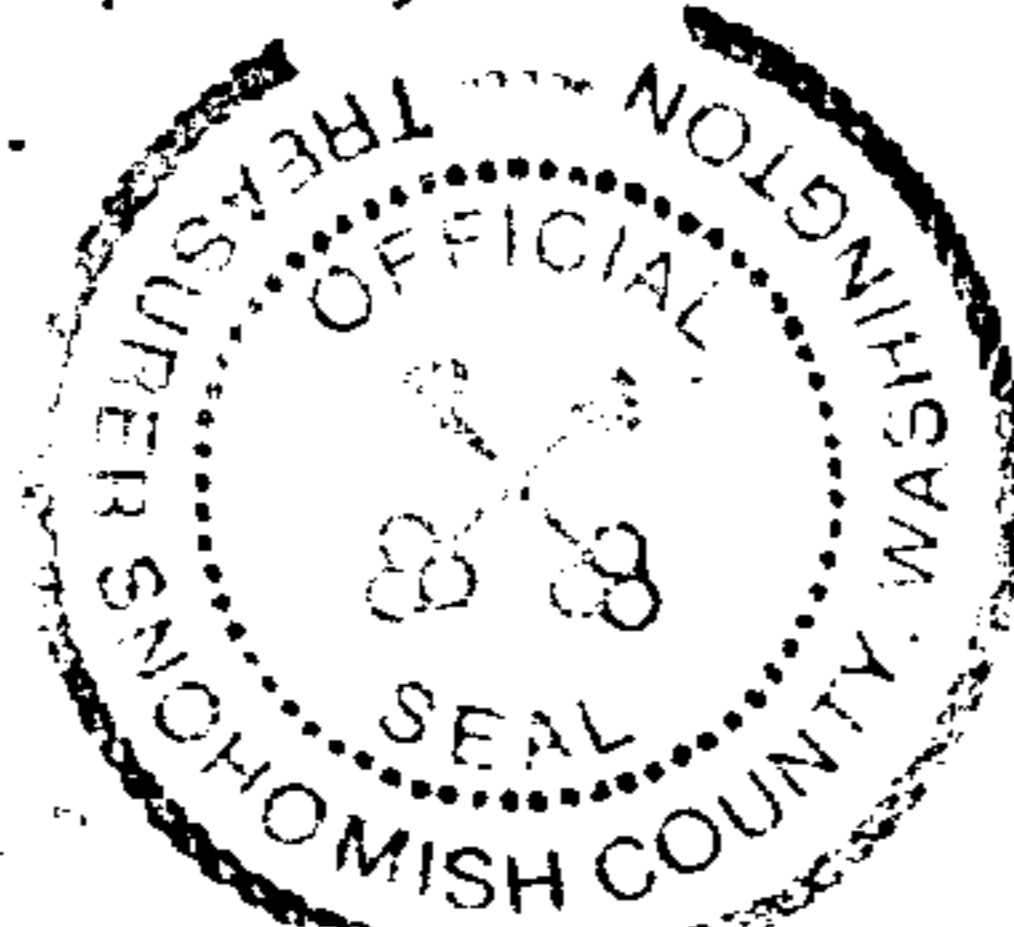
[Signature] Chairman, City of Arlington Planning Commission

Examined and approved this 9 day of January, 1992 as to the survey data, the layout of streets, alleys and other rights-of-way, design of bridges, sewage and water systems and other structures, except no building permits shall be issued on lots 16 and 22 inclusive until adequate water pressure and supply is provided to the lots. PEI/Barrett Consulting Group City Engineer

Examined and approved this 10th day of January, 1992. The City Council finds in addition that the plat of Gleneagle-Sector IIA is in conformance with the applicable city zoning and all other land use controls presently in effect.

City Council City of Arlington

[Signature] Mayor Attest: [Signature] City Clerk



TREASURER'S CERTIFICATE

I, Kirke Siemers, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year of 1992.

1-16-92 Kirke Siemers Snohomish County Treasurer

GLENEAGLE-SECTOR IIA

PORTION OF THE NW 1/4, SEC. 23, T.31N., R.5E., W.M.

CITY OF ARLINGTON

SNOHOMISH COUNTY, WASHINGTON

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA ss COUNTY OF LOS ANGELES ss

This is to certify that on the 31 day of DECEMBER, 1991, before me, the undersigned, a Notary Public, personally appeared EICHI MOTOSHIGE the SALES VICE PRESIDENT of Kajima Development Corporation, to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

[Signature] Notary Public in and for the State of CALIFORNIA Residing at GARDONA



STATE OF King ss COUNTY OF King ss

This is to certify that on the 13th day of January, 1991, before me, the undersigned, a Notary Public, personally appeared George H Brown the President of Arlington Country Club, Inc., to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

[Signature] Notary Public in and for the State of Washington Residing at Redmond



27-26-91

9201175005

RECORDING CERTIFICATE

Filed for record at the request of Woodland Ridge JT/JV this 17 day of JANUARY, 1992 at 59 minutes past 11 a.m., and recorded in Vol. 52 of plats, pages 273-276 under Auditor's File No. 9201175005, Records of Snohomish County, Washington.

[Signature] Dean Williams Auditor, Snohomish County [Signature] Georgia Melvin Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Gleneagle-Sector IIA is based upon an actual survey and subdivision of Section 23, Township 31 North, Range 5 East, W.M., as required by state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments shall be set and lot and block corners shall be staked correctly on the ground, that I have fully complied with the provisions of the state and local statutes and regulations governing platting.

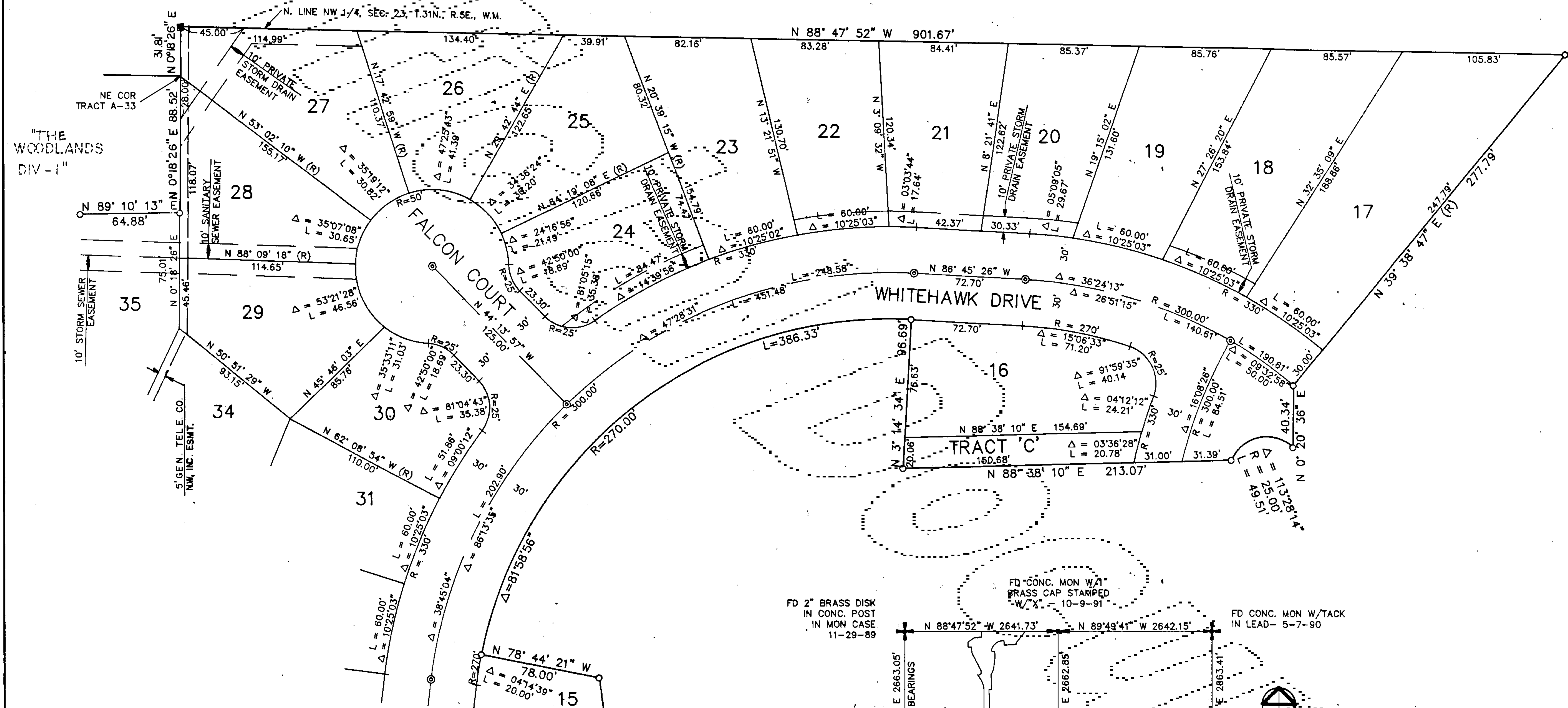
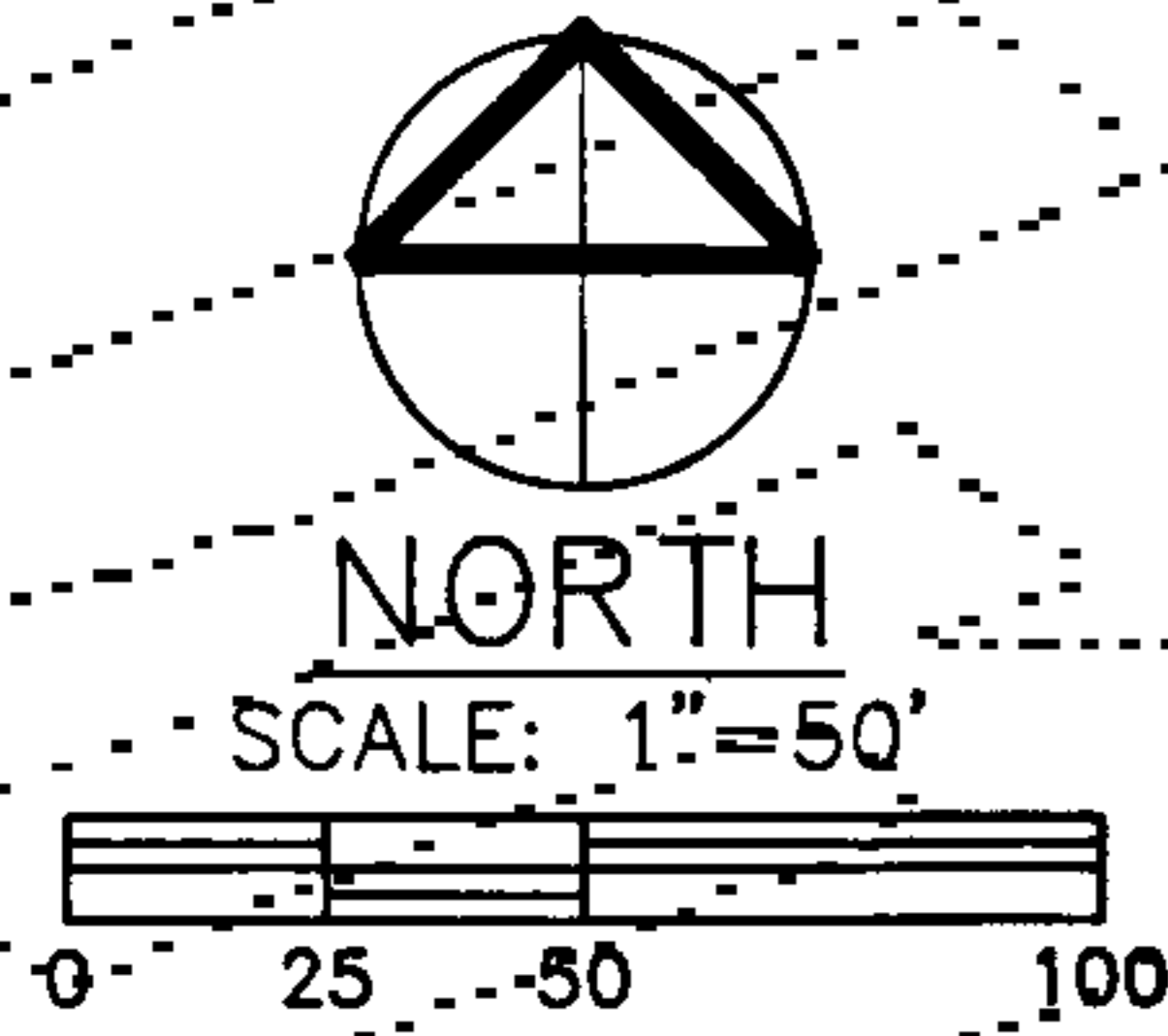
[Signature] Michael G. Mickiewicz Professional Land Surveyor Registration No. 17672 David Evans and Associates, Inc. 415-118th Avenue SE Bellevue, Washington 98005 (206)455-3571



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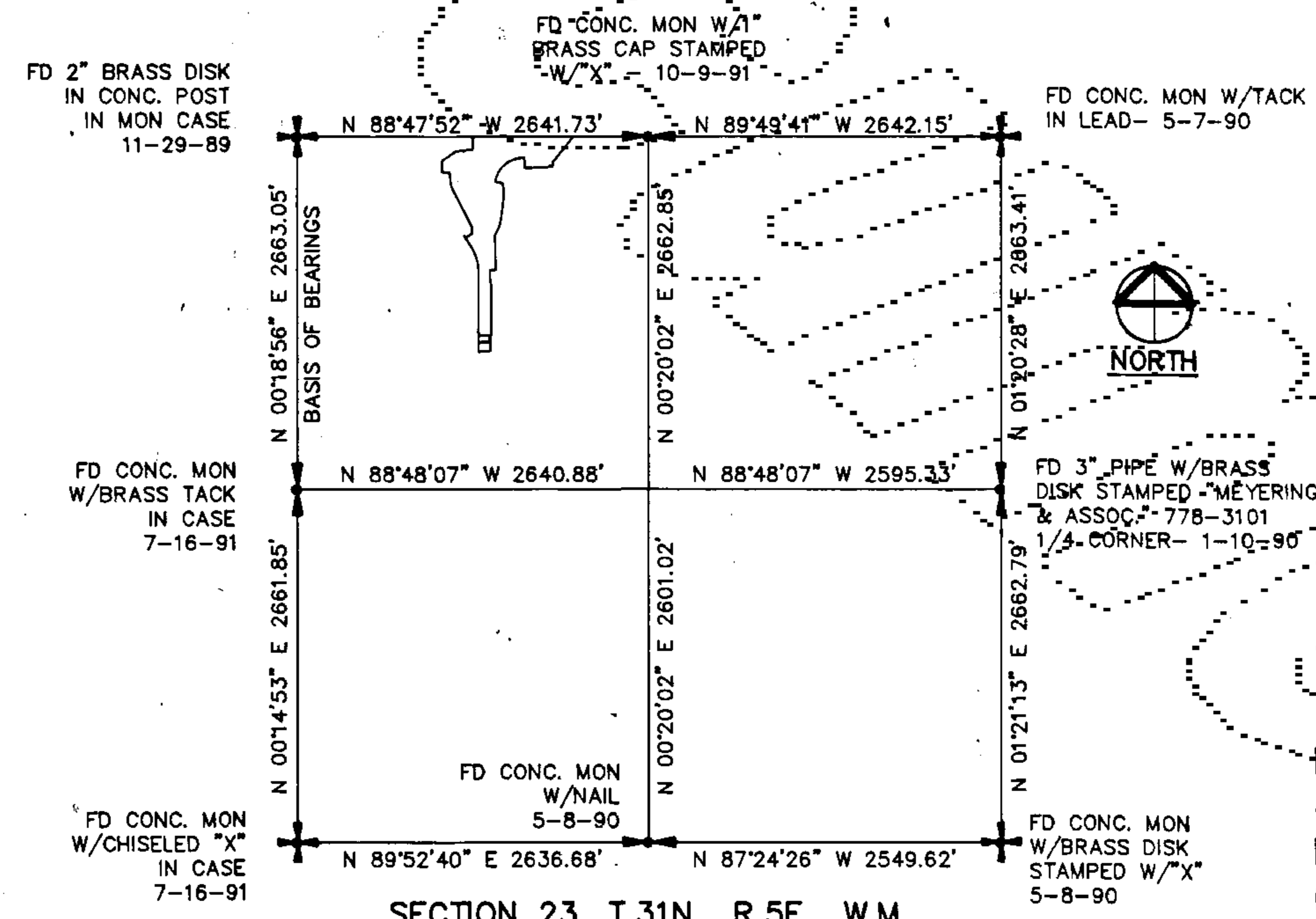
GLENEAGLE-SECTOR IIA

PORTION OF THE NW 1/4, SEC. 23, T.31N., R.5E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON



SEE SHEET 3 OF 4 SHEETS

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT
 - ⊙ FOUND MONUMENT IN CASE
 - ⊙ SET MONUMENT IN CASE
 - SET 1/2" IRON ROD W/ CAP-DEA17672
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 - ALL LOT CORNERS ARE MARKED WITH A 1/2"x24" IRON ROD W/CAP-DEA17672
 - R RADIAL



DAVID EVANS AND ASSOCIATES, INC.
415-118TH AVENUE SE
BELLEVUE, WASHINGTON 98005
(206)455-3571

SECTION 23, T.31N., R.5E., W.M.

SHEET 2 OF 4 SHEETS

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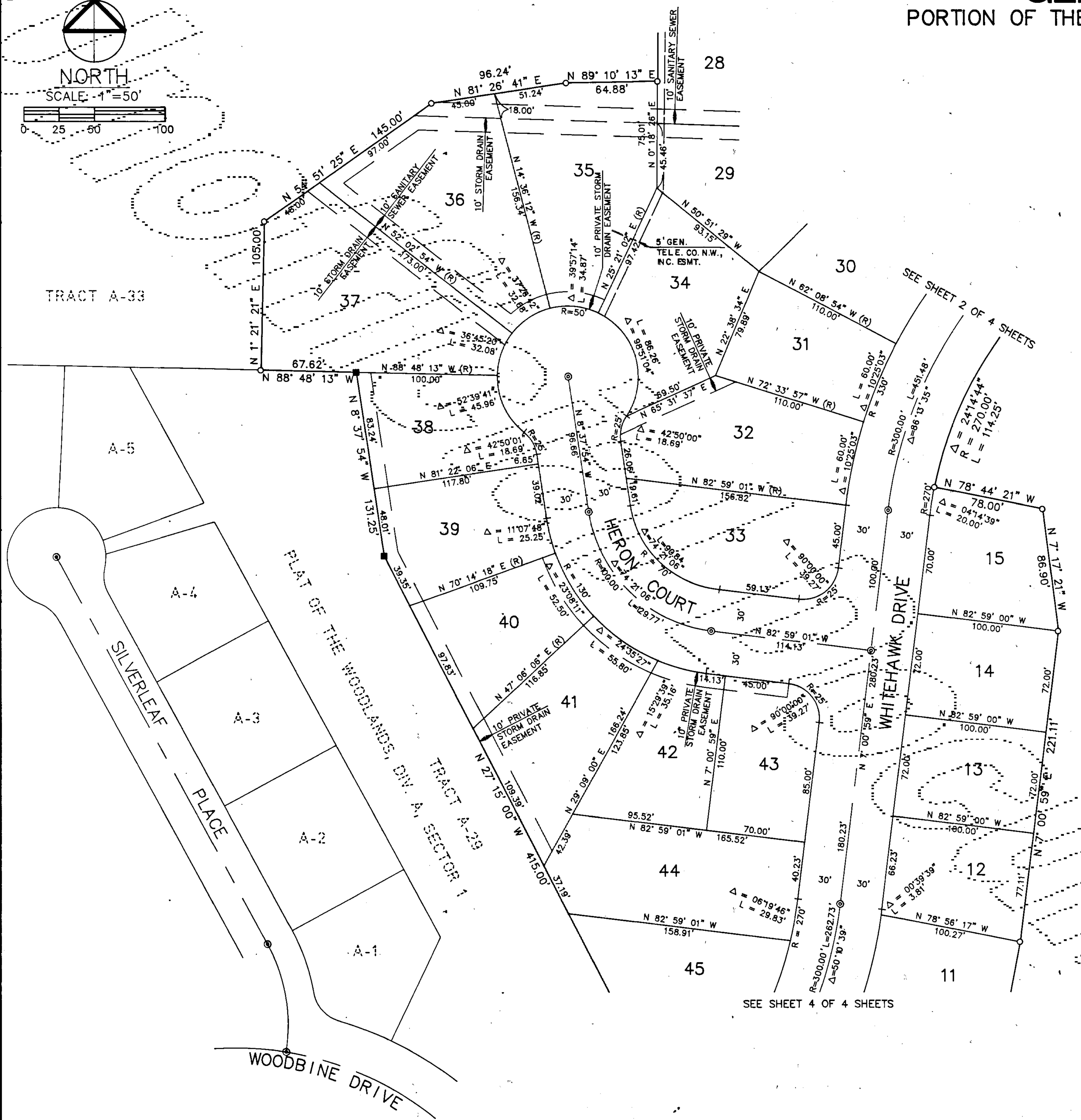
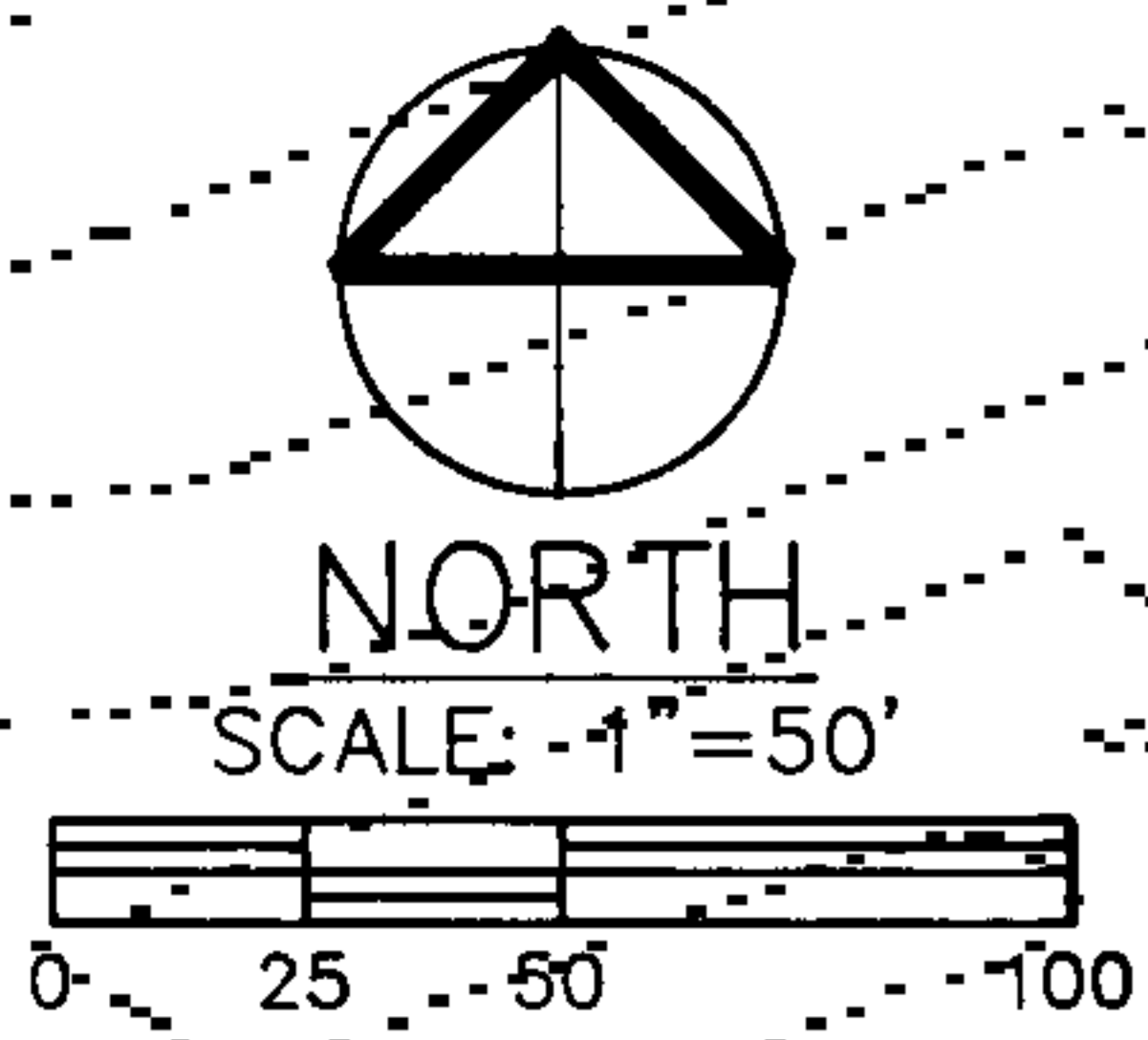
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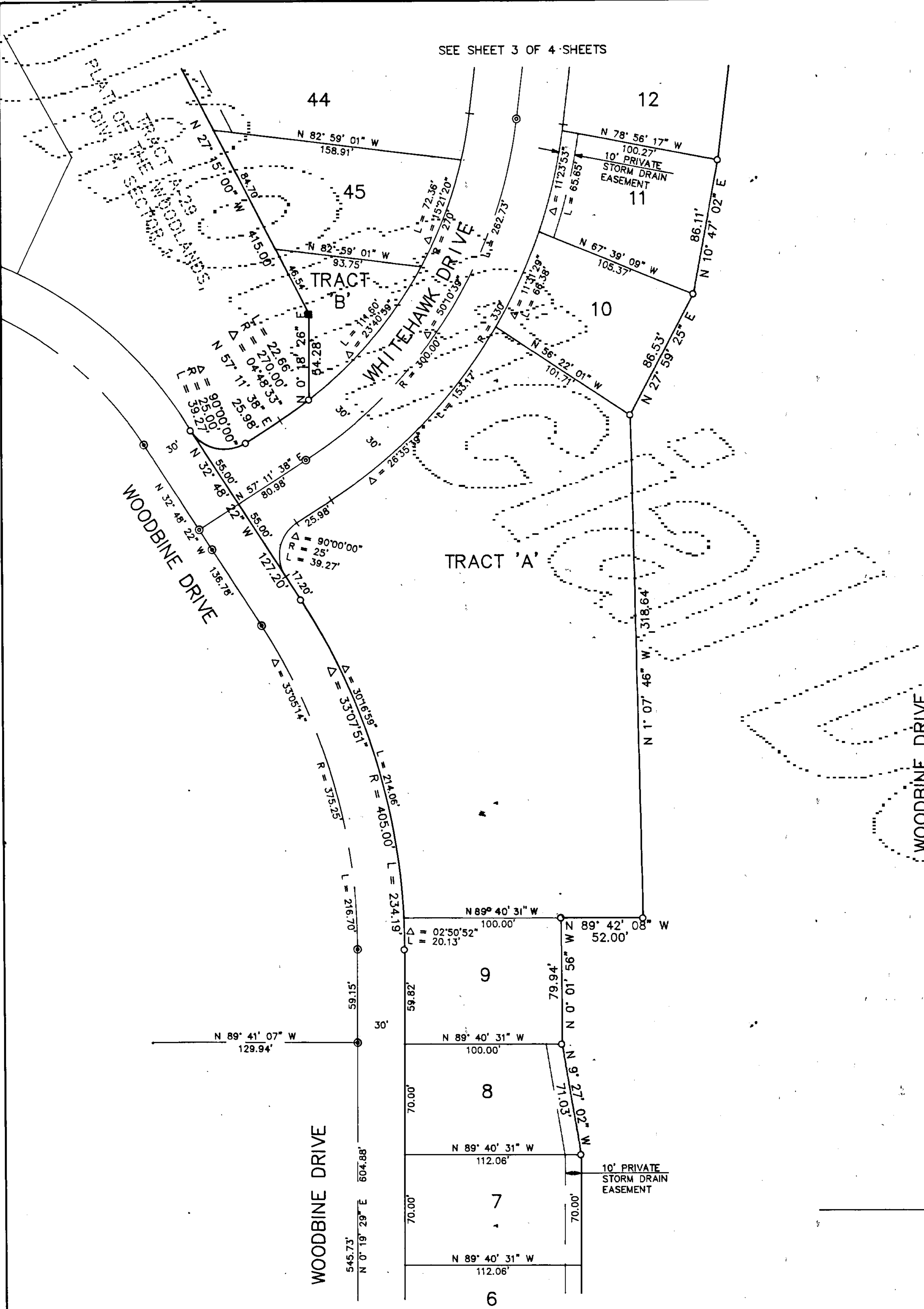
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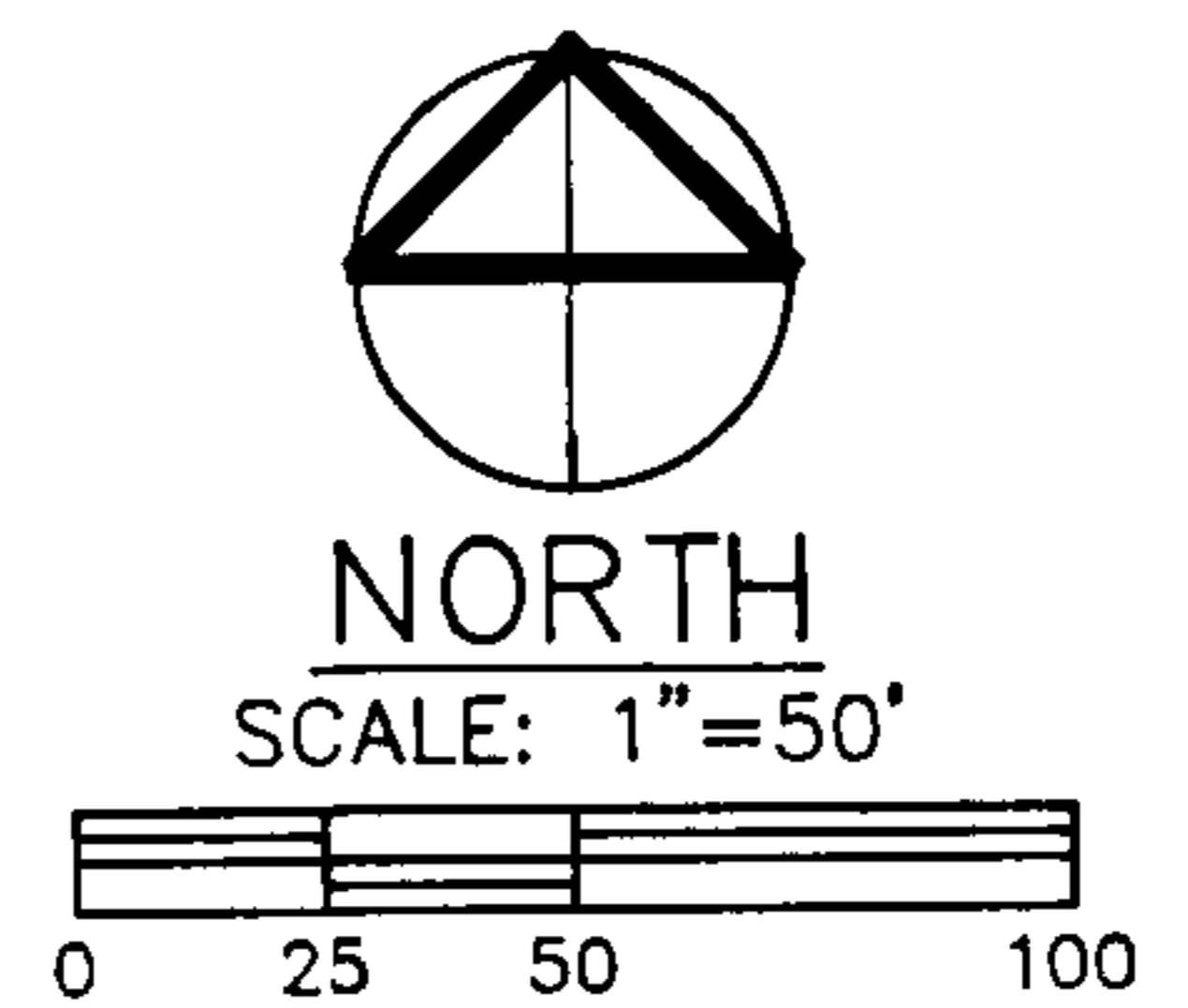
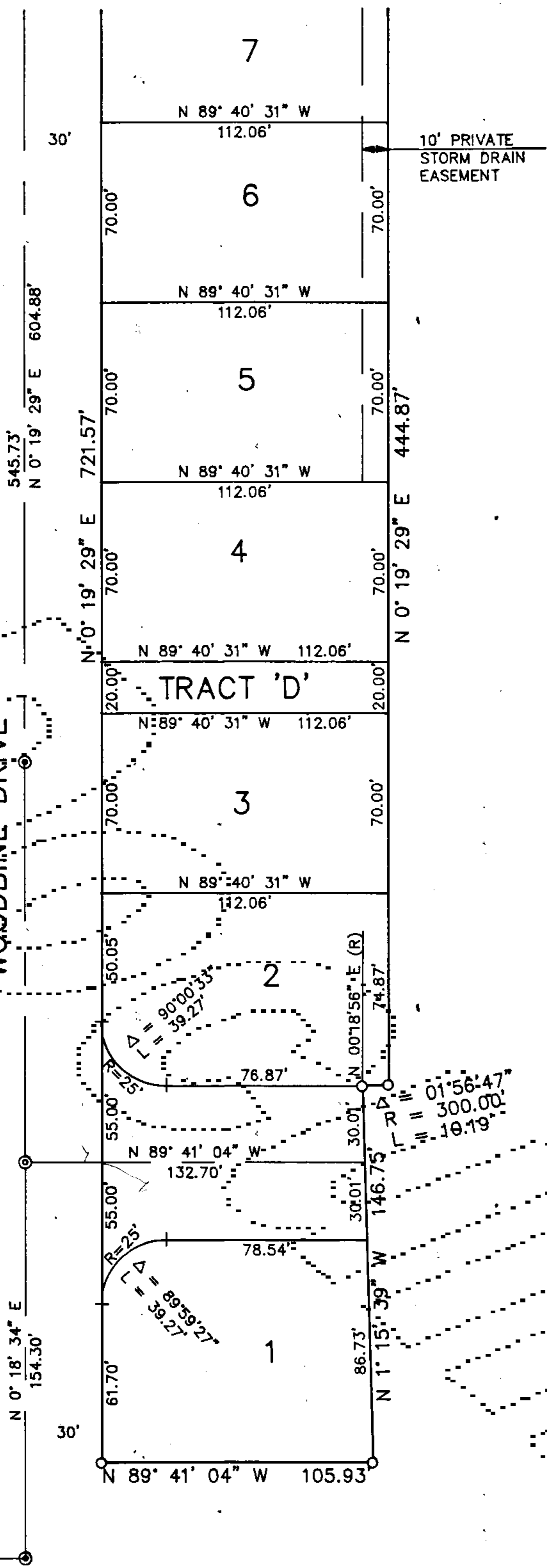
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